SITE OBSERVATION REPORT

PROJECT No.:	170381202	**CLIENT:** 250 Seaport District, LLC c/o The Howard Hughes Corporation	**DATE:**	Wednesday, May 11, 2022
PROJECT:	250 Water Street		**WEATHER:**	Sunny, 59.7 – 74.1 ˚F Wind: NNE @ 1.3 – 9.4 mph
LOCATION:	New York, NY		**TIME:**	6:00 AM – 4:15 PM
BCP SITE ID:	C231127		**MONITOR:**	Lauren Roper, Brian Kenneally

EQUIPMENT:
MiniRAE 3000 PID
DustTrak II
Jerome J405®
Jerome J505®
Hand tools
Comacchio MC28 Drill Rig
CAT 374F Excavator

PRESENT AT SITE: **Day 11**
Langan (Environmental) – Lauren Roper, Brian Kenneally, Paul McMahon
LendLease (Construction Manager) – Marty Cohen
Civetta Cousins JV, LLC (CCJV) (Foundation Contractor) – George Washburn
New York State Department of Environmental Conservation (NYSDEC) – Aaron Fischer
Triumvirate/Emilcott – Grant Ginder

OBSERVATIONS, DISCUSSIONS, TEST RESULTS, ETC.:

Langan was present to document remediation and construction activities in accordance with the NYSDEC-approved November 2021 Remedial Action Work Plan (RAWP) at the 250 Water Street site (NYSDEC Brownfield Cleanup Program [BCP] Site No. C231127).

Site Activities

- CCJV removed an about 4-inch-thick asphalt cover in an approximately 40-foot-long by 40-foot-wide area in the southwestern part of the site in preparation for foundation pile installation. Asphalt was temporarily stockpiled adjacent to the work area and covered with polyethylene sheeting in preparation for off-site disposal.
- CCJV advanced a foundation pile to about 50 feet below grade surface (bgs) using a Comacchio MC28 drill rig. Municipally supplied water was used during drilling activities to facilitate installation of the pile and was temporarily containerized in a settling tank. Excess hydrant water generated during drilling activities was collected into a temporary sump and then pumped into the settling tank.

Material Tracking

- No material was imported to the site.
- No material was exported from the site.

Sampling

- No samples were collected.

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CAMP Activities

Langan performed air monitoring at the perimeter of the site at six locations for particulate matter less than 10 microns in diameter (PM10), volatile organic compounds (VOCs), and mercury vapor, during ground-intrusive activities. Fifteen-minute average concentrations of PM10, VOCs and mercury vapor did not exceed the action levels established in the site community air monitoring plan (CAMP) for the duration of work activities. Prior to implementation of ground-intrusive work, background concentrations of mercury vapor and VOCs were recorded using the handheld Jerome® J505 mercury vapor analyzer and the handheld PID, respectively.

- Background concentrations of mercury vapor at each CAMP station ranged from 0.02 µg/m^3 to 0.08 µg/m^3.
- Background concentrations of VOCs at each CAMP station were recorded at 0.0 parts per million (ppm).

Daily Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.015	0.0	0.1
PM-2	0.011	0.0	0.0
PM-3	0.014	0.0	0.0
PM-4	0.013	0.0	0.2
PM-5	0.010	0.1	0.1
PM-6	0.017	0.0	0.0

Maximum 15-Minute-Average Concentrations

Station ID	Particulate (mg/m^3)	Organic Vapor (ppm)	Mercury Vapor (µg/m^3)
PM-1	0.040	0.0	0.9
PM-2	0.035	0.0	0.0
PM-3	0.039	0.0	0.0
PM-4	0.036	0.1	0.7
PM-5	0.016	0.2	0.2
PM-6	0.039	0.0	0.0

●mg/m^3 = milligrams per cubic meter ●ppm = parts per million ●µg/m^3 = micrograms per cubic meter

- Langan used a handheld Jerome® J505 mercury analyzer to monitor ambient air conditions within the work zone and throughout the site. Instantaneous mercury vapor concentrations ranged from 0.00 µg/m^3 to 0.26 µg/m^3, with the exception of one elevated reading discussed below.
    - One instantaneous mercury vapor concentration was detected using the handheld Jerome® J505 mercury vapor analyzer at 3.26 µg/m^3 at 12:00pm. During this time, CCJV was installing a dewatering system in the western portion of the site. No on-site source was identified, as no ground-intrusive activities were ongoing at the time of the elevated reading. The instantaneous concentration was the only reading recorded above the action level, and did not result in a 15-minute time-weighted-average above the action level established in the CAMP.
- Langan used a handheld photoionization detector (PID) to monitor VOC concentrations within the work zone and throughout the site. VOC concentrations were not detected above background concentrations throughout the work day.
- Concentrations of PM10, VOCs and mercury vapor were not recorded at perimeter station PM-5, which was located upwind of the work area, from 8:18am and 8:32am, 8:52am to 9:10am, 9:18am to 9:30am, 10:22am to 10:33am, 10:36am to 11:52am, and 11:57am to 12:25pm due to a faulty wire within the CAMP station.

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Troubleshooting was completed by the company supplying the equipment (Triumvirate/Emilcott) and the station was repaired at 12:26pm.
    - Fugitive dust or odors were not observed migrating from the site during these times.
    - Perimeter CAMP station PM-5 was located in the northeastern portion of the site and about 150 feet away from the work area in an upwind direction.
    - Instantaneous mercury vapor concentrations recorded with the handheld Jerome® J505 mercury vapor analyzer ranged from 0.00 µg/m^3 to 0.11 µg/m^3 during these times (with the exception of the elevated reading discussed above).
- Concentrations of mercury vapor were not recorded at perimeter station PM-2, which was located upwind of the work area, from 9:07am to 9:21am due to a data logging error with the Jerome® J405 unit. The unit was reset and data logging resumed at 9:22am.
- Concentrations of PM10, VOCs and mercury vapor were not recorded at perimeter station PM-6, which was located upwind of the work area, from 11:11am to 11:46am due to a malfunction with the telemetry system. The modem within perimeter station PM-6 was reset and data logging resumed at 11:47am.
- The Jerome® J405 unit within perimeter CAMP station PM-4 was replaced with the handheld Jerome® J505 mercury vapor analyzer at 1:52pm due to prolonged false positive readings detected from the CAMP station. The spare Jerome® J405 unit will be used while the malfunctioning unit is replaced.
- Prior to discontinuing the CAMP at the conclusion of ground-intrusive activities, VOC and mercury vapor concentrations were confirmed to return to background conditions at each perimeter station. CAMP stations were discontinued sequentially between 2:58pm and 3:07pm at the conclusion of ground-intrusive activities.
    - Mercury vapor concentrations at each CAMP station ranged from 0.00 µg/m^3 to 0.03 µg/m^3.
    - VOC concentrations at each CAMP station were recorded at 0.0 ppm.

Anticipated Activities

- CCJV will continue drilling for installation of foundation piles in the southwest portion of the site.
- CCJV will import 2½-inch virgin stone for installation of a truck tracking pad in the northwest portion of the site.

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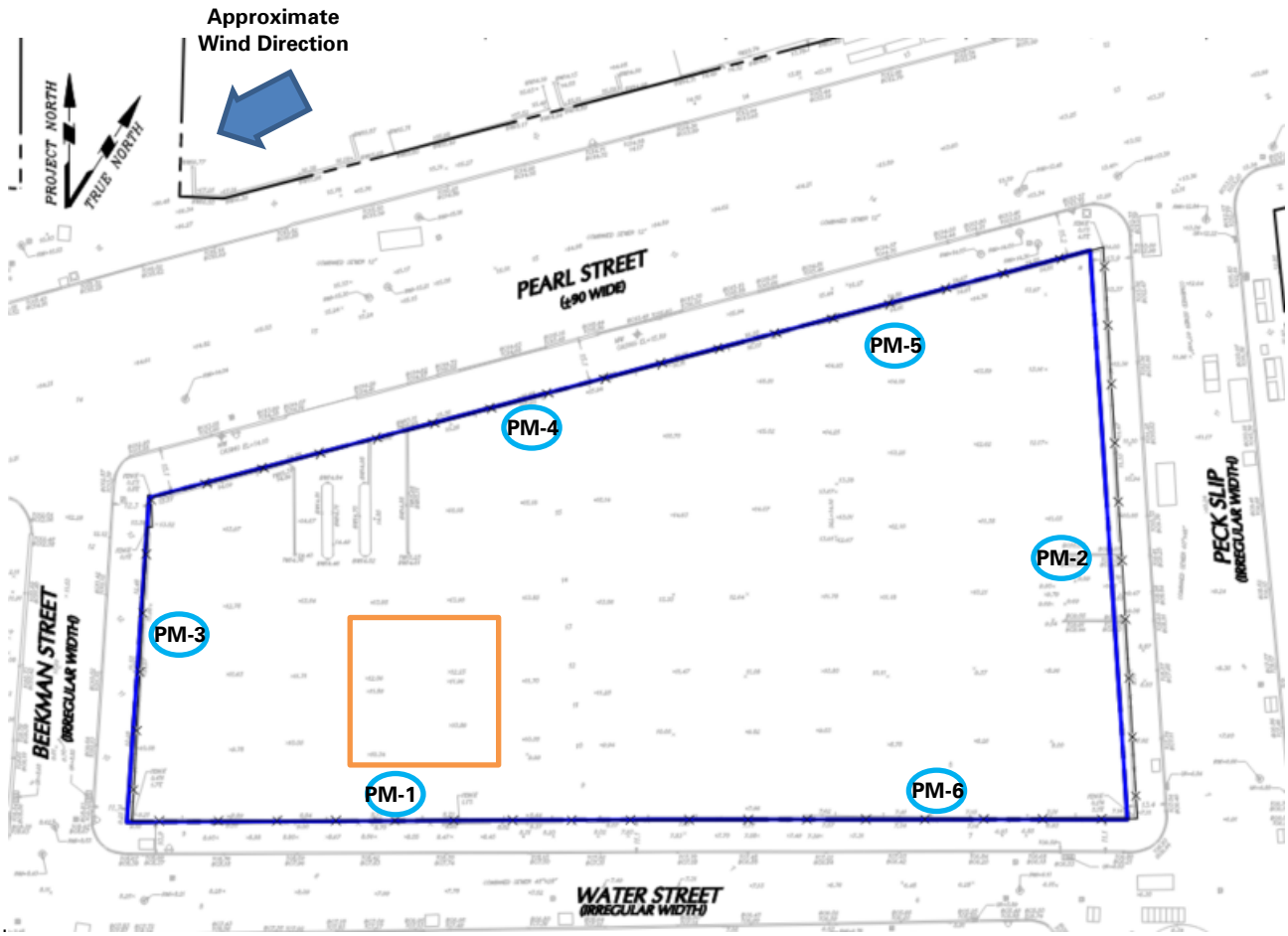
Site Map



Legend:

PM-1 Approximate location of air monitoring station

Approximate Work Area

Notes:
1) Locations of air monitoring stations are approximate.

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Select Site Photographs:

Photo 1: CCJV removing the asphalt cover in the southwestern portion of the site (facing southwest)

Photo 2: CCJV advancing a pile in the southwestern portion of the site (facing south)

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